

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **August 11, 2015**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLATS (FP)**

- A. Consider approval of a eleven (11) lot residential Final Plat for “**The Ledges of St George Hidden Pinyon Phase 1.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 1350 West Ledges Parkway (Ledges Development, north side of Ledges Parkway and north side of The Ledges of St George Phase 7). The representative is Mr. Brad Petersen, Development Solutions Group, Inc. Case No. 2015-FP-031 (Staff – Todd Jacobsen)
- B. Consider approval of a ten (10) lot residential Final Plat for “**The Ledges of St George Northgate Peaks Phase 1**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 1370 West and north of Ledges Parkway (Ledges Development, north side of Ledges Parkway and west of The Ledges of St George Hidden Pinion Phase 1). The representative is Mr. Brad Petersen, Development Solutions Group, Inc. Case No. 2015-FP-030 (Staff – Todd Jacobsen)
- C. Consider approval of a sixteen (16) lot residential Final Plat for “**Hawthorne Phase 1.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3420 South and 3000 East Street (Little Valley area). The representative is Mr. Brad Petersen, Development Solutions Group, Inc. Case No. 2015-FP-024 (Staff – Todd Jacobsen)
- D. Consider approval of a fourteen (14) lot residential Final Plat for “**Hawthorne Phase 2.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at approximately 3420 South and 3170 East (Little Valley area – to the east of Phase 1). The representative is Mr. Brad Petersen, Development Solutions Group, Inc. Case No. 2015-FP-026 (Staff – Todd Jacobsen)

2. **FINAL PLAT AMENDMENT (FPA)**

Consider approval of a ten (10) lot residential amended subdivision Final Plat for “**The Vistas at Entrada Phase 1, 2nd Amended and Extended.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 2055 West and 2600 North (Cougar Rock Circle). The representative is Mr. Scott Bishop, Horrocks Engineers. Case No. 2015-FPA-033 (Staff – Todd Jacobsen)

3. **PRELIMINARY PLAT (PP)**

A. Consider approval of a preliminary plat for fourteen (14) buildings with fifty-four (54) town home units in a development called “**Sunbrook Hollow Town Homes.**” The applicants are Mr. Dennis Garr and Mr. Gordon Lyle. The property is zoned PD-R (Planned Development Residential) and is located at 415 South Dixie Drive. Case No. 2015-PP-018. (Staff – Wes Jenkins).

B. Consider approval of a preliminary plat for a ninety-five (95) lot residential subdivision for “**The South Rim at Foremaster Ridge.**” The owner is ‘Something of Worth’ and the representative is Mr. Todd Gardner, Alpha Engineering. The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located to the west of the existing Foremaster Ridge subdivision in the vicinity of Foremaster Drive and 1740 East Street. Case No. 2015-PP-020. (Staff – Wes Jenkins).

C. Consider approval of a preliminary plat for a thirty-five (35) lot residential subdivision for “**The Cove at Little Valley.**” The owner is Sullivan Field, LLC and the representative is Mr. Paul Blackmore, Blackrock Engineering. The property is zoned R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size) and RE-20 (Residential Estate 20,000 square foot minimum lot size) and is located at Horseman Park Drive and Little Valley Drive. Case No. 2015-PP-021. (Staff – Wes Jenkins).

D. Consider approval of a preliminary plat for an eight (8) pad commercial subdivision for “**Boulder Creek Crossing.**” The owner is River Road Investments, LLC and the representative is Mr. Matt Kelvington, Rosenberg Associates. The property is zoned PD-C (Planned Development Commercial) and is located at approximately 1450 South River Road. Case No. 2015-PP-022. (Staff – Wes Jenkins).

4. **CONDITIONAL USE PERMIT (CUP)**

Consider a request to construct an addition to an existing garage which will exceed the allowable height of 15’-0” unless a CUP is approved by council. The requested height is 18’-6” to the midpoint of the roof. The property is APN SG-RAVE-1-4 and is located at 284 E 3760 S (on 3760 South Street westerly of Little Valley Road). The zoning is A-1 (Agricultural). The applicant is Mr. Eggertz. Case No. 2015-CUP-010 (Staff – Ray Snyder)

5. **DISCUSSIONS**

- A. Discuss as required any recent City Council Actions and other current items.
- B. Storage Containers
- C. TND Ordinance – proposed changes – Quality Development
- D. Discuss U.L.C.T annual fall conference in SLC.

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 08/11/2015

FINAL PLAT

The Ledges of St. George Hidden Pinyon Phase 1

Case No. 2015-FP-031

- Request:** Approval of a 11 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at approximately 1350 West Ledges Parkway (Ledges Development, north side of Ledges Parkway and north side of The Ledges of St. George Phase 7)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Final Plat Subdivision (The Ledges of St. George Hidden Pinyon Phase 1) and authorize the Chairman to sign.

ITEM 1B

Final Plat

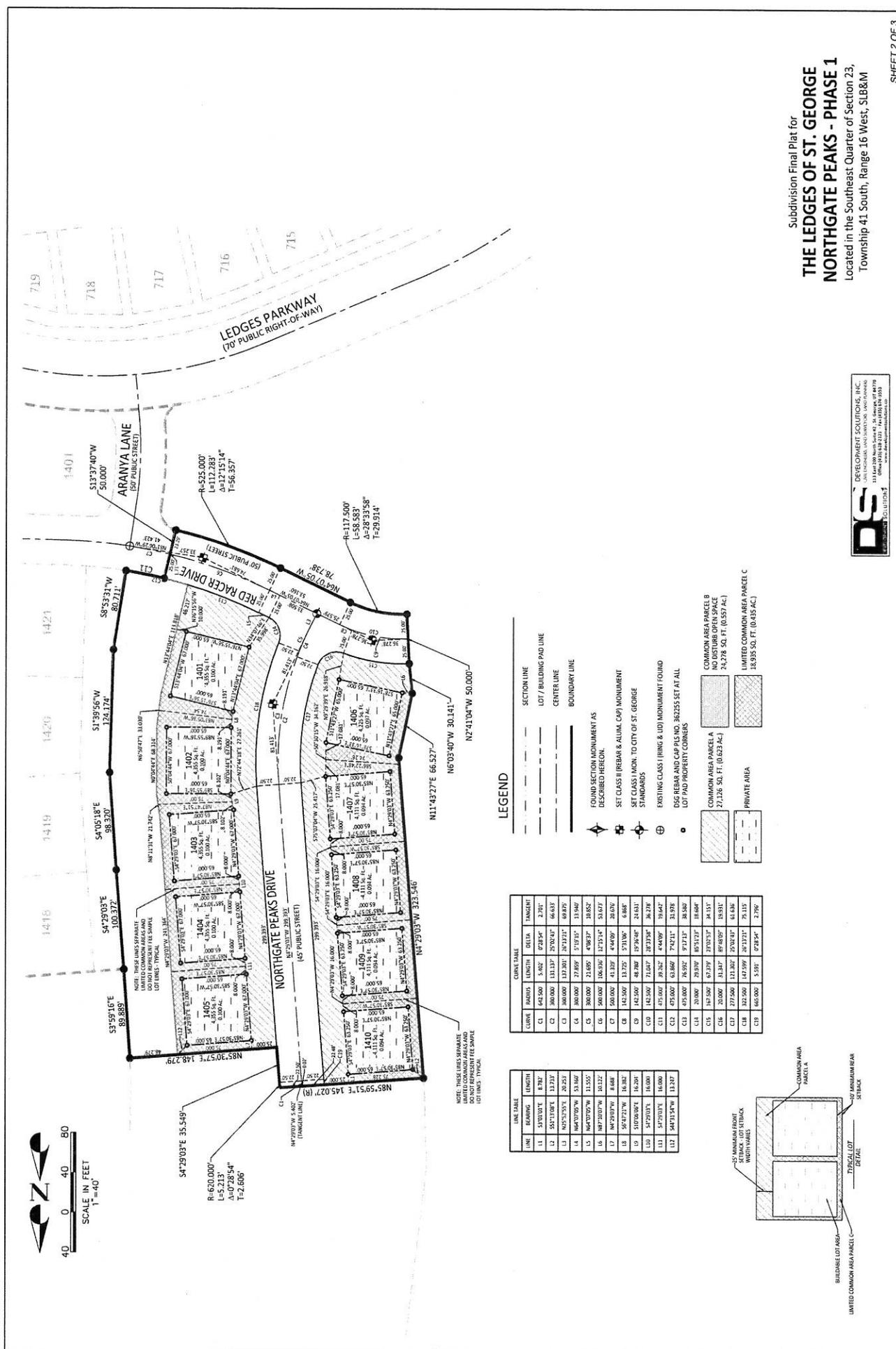
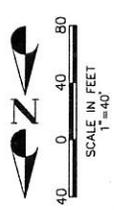
PLANNING COMMISSION AGENDA REPORT: 08/11/2015

FINAL PLAT

The Ledges of St. George Northgate Peaks Phase 1

Case No. 2015-FP-030

- Request:** Approval of a 10 Unit Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at approximately 1370 West and north of Ledges Parkway (Ledges Development, north side of Ledges Parkway and west of The Ledges of St. George Hidden Pinyon Phase 1)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Final Plat Subdivision (The Ledges of St. George Northgate Peaks Phase 1) and authorize the Chairman to sign.

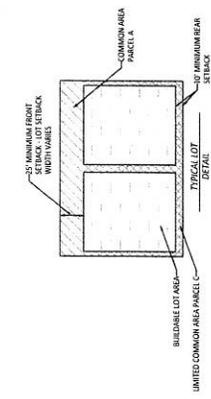


LEGEND

- SECTION LINE
 - LOT / BUILDING PAD LINE
 - CENTERLINE
 - BOUNDARY LINE
- FOUND SECTION MONUMENT AS DESCRIBED HEREON.
- SET CLASS I (REBAR & ALUM. CAP) MONUMENT
 - SET CLASS II (REBAR & ALUM. CAP) MONUMENT
 - EXISTING CLASS I (RING & LID) MONUMENT FOUND
 - EXISTING CLASS II (RING & LID) MONUMENT FOUND
 - LOT PAD PROPERTY CORNERS
- COMMON AREA PARCEL B
NO DISTURB OPEN SPACE
24,276 SQ. FT. (0.557 AC.)
- PRIVATE AREA
- COMMON AREA PARCEL A
NO DISTURB OPEN SPACE
24,276 SQ. FT. (0.557 AC.)
- UNITED COMMON AREA PARCEL C
18,935 SQ. FT. (0.435 AC.)

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	645.000'	5.602'	0.2854°	2.701'
C2	300.000'	141.137'	2509.24°	66.633'
C3	300.000'	127.201'	197.037°	68.820'
C4	300.000'	27.892'	7.0112°	13.920'
C5	300.000'	21.895'	4.9823°	10.852'
C6	500.000'	106.936'	127.514°	53.673'
C7	500.000'	41.139'	4.4409°	20.006'
C8	141.500'	13.725'	5.3110°	6.868'
C9	142.500'	48.789'	19.3942°	24.631'
C10	142.500'	71.047'	28.2338°	36.278'
C11	475.000'	89.262'	4.4409°	31.662'
C12	475.000'	63.866'	7.4211°	31.798'
C13	475.000'	76.591'	9.7113°	38.500'
C14	20.000'	20.970'	85.5127°	18.648'
C15	165.500'	67.278'	2309.24°	34.151'
C16	200.000'	41.247'	8.4920°	19.931'
C17	237.500'	131.362'	23.9847°	54.626'
C18	242.500'	147.299'	28.1217°	75.115'
C19	665.000'	5.591'	0.2854°	2.706'

LINE	BEARING	LENGTH
1	S1°30'03"E	8.782'
2	S51°13'04"E	13.233'
3	N65°53'52"E	20.251'
4	N64°07'02"W	13.162'
5	N65°07'02"W	11.555'
6	N67°20'02"W	30.122'
7	N4°29'02"W	8.468'
8	S6°42'12"W	16.381'
9	S10°08'04"E	16.201'
10	S4°27'03"E	16.000'
11	S4°27'03"E	16.000'
12	S44°13'54"W	13.237'



Subdivision Final Plat for
THE LEDGES OF ST. GEORGE
NORTHGATE PEAKS - PHASE 1
 Located in the Southeast Quarter of Section 23,
 Township 41 South, Range 16 West, SLB&M



NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:
 THE OWNERS AND MANAGERS BY SIGNING THIS PLAT DO HEREBY CONSENT THAT NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:
 a) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST
 b) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON THE ANY PORTION OF THE LOT
 c) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROFESSIONAL NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:
 THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.
 BARBARA G. HIEBLE, ASSISTANT GENERAL MANAGER
 WASHINGTON COUNTY WATER CONSERVANCY DISTRICT
 STATE OF UTAH }
 WASHINGTON COUNTY }
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, BARBARA G. HIEBLE, ASSISTANT GENERAL MANAGER, WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, INDIVIDUAL TO WHOM THE PERSON WHOSE NAME IS TO BE THE DESIGNATED MANAGER AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.
 NOTARY PUBLIC FULL NAME: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

 NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD
 WE, ENZO, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
 BY: GILBERT M. ENNINGS
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (CONSENT)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, GILBERT M. ENNINGS, A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
 MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT, AND THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
 NOTARY PUBLIC FULL NAME: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

 NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD
 WE, DEAN GARDNER INVESTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
 BY: LARRY H. GARDNER
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (CONSENT)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
 MORTGAGEE'S CONSENT TO RECORD ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT, AND THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
 NOTARY PUBLIC FULL NAME: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

 NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD
 WE, F.M. SNOW PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
 BY: FREDERICK M. SNOW
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (CONSENT)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, FREDERICK M. SNOW, A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
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 NOTARY PUBLIC FULL NAME: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

 NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:
 THE UNDERSIGNED, BRETT BUSINESS, MANAGING MEMBER OF LEGES AT SNOW CANYON, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE OWNERS' CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.
 BY: BRETT BUSINESS, MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 ON THIS _____ DAY OF _____, 20____, BRETT BUSINESS, PERSONALLY APPEARED BEFORE ME, WHO BEING BY THE DULY SWORN, DO SAY THAT HE IS THE MANAGER OF LEGES AT SNOW CANYON, L.L.C. AND THAT HE EXECUTED THE FOREGOING OWNERS' ACKNOWLEDGMENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF LEGES AT SNOW CANYON, L.L.C. AND THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
 NOTARY PUBLIC FULL NAME: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
 NO STAMP IS REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 16)

 NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD
 WE, ENZO, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
 BY: GILBERT M. ENNINGS
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (CONSENT)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, GILBERT M. ENNINGS, A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
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MORTGAGEE CONSENT TO RECORD
 WE, DEAN GARDNER INVESTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
 BY: LARRY H. GARDNER
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (CONSENT)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
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 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
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MORTGAGEE CONSENT TO RECORD
 WE, F.M. SNOW PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
 BY: FREDERICK M. SNOW
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (CONSENT)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, FREDERICK M. SNOW, A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED ON THIS PLAT AND JOIN IN ALL OBLIGATIONS AND CONVENANCES.
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 A NOTARY PUBLIC COMMISSIONED IN UTAH
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 NOTARY PUBLIC

TO OWNER'S CONSENT OF WATER IMPACT FEES
 WE, DEAN GARDNER INVESTMENTS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE OWNERS' CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.
 BY: LARRY H. GARDNER
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY THE DULY SWORN, DO SAY THAT HE IS THE MANAGER OF DEAN GARDNER INVESTMENTS, L.L.C. AND THAT HE EXECUTED THE FOREGOING OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DEAN GARDNER INVESTMENTS, L.L.C. AND THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
 NOTARY PUBLIC FULL NAME: _____
 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
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 WE, ENZO, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE OWNERS' CONSENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.
 BY: GILBERT M. ENNINGS
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, GILBERT M. ENNINGS, WHO BEING BY THE DULY SWORN, DO SAY THAT HE IS THE MANAGER OF ENZO, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MORTGAGEE OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY GIVE OUR CONSENT TO THE OWNERS' CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF ENZO, L.L.C. AND THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
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 BY: FREDERICK M. SNOW
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, FREDERICK M. SNOW, WHO BEING BY THE DULY SWORN, DO SAY THAT HE IS THE MANAGER OF F.M. SNOW PROPERTIES, L.L.C. AND THAT HE EXECUTED THE FOREGOING OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF F.M. SNOW PROPERTIES, L.L.C. AND THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
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 MY COMMISSION EXPIRES: _____
 A NOTARY PUBLIC COMMISSIONED IN UTAH
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 BY: LARRY H. GARDNER
 TITLE MANAGER
 STATE OF UTAH }
 COUNTY OF WASHINGTON }
CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)
 ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, LARRY H. GARDNER, WHO BEING BY THE DULY SWORN, DO SAY THAT HE IS THE MANAGER OF DEAN GARDNER INVESTMENTS, L.L.C. AND THAT HE EXECUTED THE FOREGOING OWNER'S CONSENT OF WATER IMPACT FEES ON BEHALF OF SAID LIMITED LIABILITY COMPANY, BEING AUTHORIZED AND EMPLOYED TO DO SO BY THE OPERATING AGREEMENT OF DEAN GARDNER INVESTMENTS, L.L.C. AND THE LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.
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 A NOTARY PUBLIC COMMISSIONED IN UTAH
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 NOTARY PUBLIC

Subdivision Final Plat for
THE LEDGES OF ST. GEORGE
NORTHGATE PEAKS - PHASE 1
 Located in the Southeast Quarter of Section 23,
 Township 41 South, Range 16 West, 11B&M



ITEM 1C

Final Plat

PLANNING COMMISSION AGENDA REPORT: 08/11/2015

FINAL PLAT

Hawthorn Estates Phase 1

Case No. 2015-FP-024

- Request:** Approval of a 16 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at approximately 3420 South and 3000 East St. (Little Valley area)
- Zone:** R-1-10
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Final Plat Subdivision (Hawthorn Estates Phase 1) and authorize the Chairman to sign.

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES BY SIGNING THIS PLAT DO HEREBY CONSENT THAT, NOTWITHSTANDING ANYTHING TO THE CONTRARY THAT MAY BE STATED THEREIN, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST OCCURRENCE OF THE FOLLOWING EVENTS:

1. THE COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS ON ANY PORTION OF THE TRACT;

2. THE COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS ON ANY PORTION OF THE TRACT;

3. THE COMMENCEMENT OF CONSTRUCTION OF ANY IMPROVEMENTS ON ANY PORTION OF THE TRACT;

4. THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

REBECCA E. WILHE, ASSISTANT GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH } s.s.
WASHINGTON COUNTY

ON THIS _____ DAY OF _____, 2015, I, PERSONALLY APPEARED BEFORE ME, RICK SALESBURY, A NOTARY PUBLIC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS PRINTED IN THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 14)

NOTARY PUBLIC

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SALESBURY, PRESIDENT OF SALESBURY DEVELOPERS, INC., DOES HEREBY ACKNOWLEDGE THAT THE WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

SALESBURY DEVELOPERS, INC.
BY: RICK SALESBURY, PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, RICK SALESBURY, A NOTARY PUBLIC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS PRINTED IN THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 14)

NOTARY PUBLIC

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED REAL ESTATE, DO HEREBY CONSENT TO THE RECORDING OF THIS INSTRUMENT AND THE INSTRUMENTS REFERENCED ON THIS PLAT AND ANY INSTRUMENTS, DEEDS AND CONVEYANCES.

BY: _____
TITLE: _____

CORPORATE ACKNOWLEDGMENT (CONSENT)

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH CORPORATION, AND THAT I HAVE EXECUTED THE FOREGOING INSTRUMENTS AND THE INSTRUMENTS REFERENCED ON THIS PLAT AND ANY INSTRUMENTS, DEEDS AND CONVEYANCES TO THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 14)

NOTARY PUBLIC

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH CORPORATION, MORTGAGEE OF THE HEREIN DESCRIBED REAL ESTATE, DO HEREBY CONSENT TO THE RECORDING OF THIS INSTRUMENT AND THE INSTRUMENTS REFERENCED ON THIS PLAT AND ANY INSTRUMENTS, DEEDS AND CONVEYANCES.

BY: _____
TITLE: _____

CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)

STATE OF UTAH } s.s.
COUNTY OF WASHINGTON

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, _____ OF STATE BANK OF SOUTHERN UTAH CORPORATION, AND THAT I HAVE EXECUTED THE FOREGOING INSTRUMENTS AND THE INSTRUMENTS REFERENCED ON THIS PLAT AND ANY INSTRUMENTS, DEEDS AND CONVEYANCES TO THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 14)

NOTARY PUBLIC

ITEM 1D

Final Plat

PLANNING COMMISSION AGENDA REPORT: 08/11/2015

FINAL PLAT

Hawthorn Estates Phase 2

Case No. 2015-FP-026

- Request:** Approval of a 14 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at approximately 3420 South and 3170 East (Little Valley Area and to the east of Phase 1)
- Zone:** R-1-10
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Final Plat Subdivision (Hawthorn Estates Phase 2) and authorize the Chairman to sign.

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION:

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFORM THAT, UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN AND TRACT IDENTIFIED BY THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THEREIN, OR THE OFFICE OF A BUILDING PERMIT FOR CONSTRUCTION ON THE ANY PORTION OF THE TRACT OR ANY PART THEREOF, AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY WASHINGTON COUNTY WATER CONSERVANCY DISTRICT:

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.
ADDRESS: 11111 N. 10000 EAST, P.O. BOX 10000, WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, WASHINGTON COUNTY, UTAH } s.s.
STATE OF UTAH }
ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, BARBARA G. _____, A NOTARY PUBLIC COMMISSIONED IN UTAH, AND THAT SHE EXECUTED THE FOREGOING EVIDENCE TO BE THE PERSON WHOSE NAME IS SHALTO THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.
NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 18)

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES:

THE UNDERSIGNED, RICK SALSBURY, PRESIDENT OF SALSBURY DEVELOPERS, INC., DOES HEREBY ACKNOWLEDGE THAT THE WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.
SALSBURY DEVELOPERS, INC. }
BY: RICK SALSBURY, PRESIDENT } s.s.
STATE OF UTAH }
COUNTY OF UTAH }
ON THE _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, RICK SALSBURY, WHO BEING BY ME DULY SWORN TO SAY THAT HE IS THE PRESIDENT OF SALSBURY DEVELOPERS, INC., AND THAT HE HAS READ AND UNDERSTANDS THE CONTENTS OF THE FOREGOING ACKNOWLEDGEMENT OF WATER IMPACT FEES WAS SIGNED IN BEHALF OF SAID CORPORATION BY ME, AND THAT HE HAS VOLUNTARILY SIGNED THE FOREGOING DOCUMENT AND THAT HE HAS NOT BEEN INDUCED TO DO SO BY ANY UNLAWFUL MEANS AND THAT HE HAS FULLY AND KNOWINGLY ACCEPTED THE OBLIGATION TO PAY THE IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.
NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH }
NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 18)

MORTGAGEE CONSENT TO RECORD

WE, STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION, MORTGAGEE OF THE PERSON DESCRIBED IN THE FOREGOING, DO HEREBY GIVE OUR CONSENT TO THE RECORDING OF THIS PLAT AND THE RECORDING OF THE MORTGAGE THEREON, AND THE MORTGAGEE'S INTEREST THEREIN, AND THE MORTGAGEE'S DEEDS AND CONVEYANCES.

BY: _____
TITLE: _____
CORPORATE ACKNOWLEDGMENT (CONSENT)
STATE OF UTAH } s.s.
COUNTY OF WASHINGTON }

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC COMMISSIONED IN UTAH, AND THAT SHE EXECUTED THE FOREGOING EVIDENCE TO BE THE PERSON WHOSE NAME IS SHALTO THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.
NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH }
NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 18)

MORTGAGEE'S CONSENT TO OWNER'S CONSENT OF WATER IMPACT FEES

WE, STATE BANK OF SOUTHERN UTAH, A UTAH CORPORATION, MORTGAGEE OF THE PERSON DESCRIBED IN THE FOREGOING, DO HEREBY GIVE OUR CONSENT TO THE RECORDING OF THIS PLAT AND THE RECORDING OF THE MORTGAGE THEREON, AND THE MORTGAGEE'S INTEREST THEREIN, AND THE MORTGAGEE'S DEEDS AND CONVEYANCES.

BY: _____
TITLE: _____
CORPORATE ACKNOWLEDGMENT (WATER IMPACT FEES)
STATE OF UTAH } s.s.
COUNTY OF WASHINGTON }

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, _____, A NOTARY PUBLIC COMMISSIONED IN UTAH, AND THAT SHE EXECUTED THE FOREGOING EVIDENCE TO BE THE PERSON WHOSE NAME IS SHALTO THE FOREGOING DOCUMENT AND ACKNOWLEDGED BEFORE ME THAT SHE SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.
NOTARY PUBLIC FULL NAME: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH }
NO STAMP REQUIRED PER UTAH CODE, TITLE 46, CHAPTER 1, SECTION 18)

ITEM 2

Final Plat Amendment

PLANNING COMMISSION AGENDA REPORT: 08/11/2015

FINAL PLAT AMENDMENT

The Vistas at Entrada Phase 1, 2nd Amended and Extended

Case No. 2015-FPA-033

- Request:** Approval of a 10 Lot Residential Amended Subdivision Final Plat
- Representative:** Scott Bishop, Horrocks Engineers
285 West Tabernacle St, Suite #300
St. George, UT 84770
- Property:** Located at approximately 2055 West and 2600 North (Cougar Rock Circle)
- Zone:** PD-R
- Staff Comments:** All aspects of this Final Plat Amendment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.
- This Final Plat Amendment is ready for Planning Commission's consideration for approval.
- Recommendation:** Recommend APPROVAL/DENIAL to City Council of this Amended Final Plat Subdivision (The Vistas at Entrada Phase 1, 2nd Amended and Extended) and authorize the Chairman to sign.

ITEM 3A

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 0/14/2015

PELIMINARY PLAT

Sunbrook Hollow Townhomes

Case No. 2015-PP-017

Request: A request to approve a preliminary plat for a fifty (50) unit townhome project with the option for four additional units when a second access is constructed to Dixie Drive.

Location: Located at 415 South Dixie Drive (*behind the existing building on the property*).

Property: 6.04 acres

Number of Units: 54

Density: 8.9 DU/AC

Zoning: PD-R, Planned Development Residential

Adjacent Zones: North – OS
South – PD-C
East – OS/R-1-10
West – R-1-10/PD-C/R

General Plan: LDR

Applicant: Dennis Garr/Gordon Lyle

Representative: Dennis Garr

Comments:

ITEM 3B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 08/11/2015

PRELIMINARY PLAT

South Rim @ Foremaster Ridge

Case No. 2015-PP-020

Request: A request to approve a preliminary plat for a ninety-five (95) lot residential subdivision

Location: Foremaster Drive and 1740 East

Property: 37.79 acres

Number of Lots: 95

Density: 2.5 dwelling units per acre

Zoning: R-1-10

Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10 & Open Space
South – R-1-10
East – R-1-10
West – R-1-10

General Plan: Low Density Residential (LDR)

Applicant: Something of Worth

Representative: Todd Gardner, Alpha Engineering

Comments:

ITEM 3C

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 08/11/2015

PRELIMINARY PLAT

The Cove At Little Valley

Case No. 2015-PP-021

- Request:** A request to approve a preliminary plat for a thirty- five (35) lot residential subdivision
- Location:** Southwest corner of the intersection of Horseman Park Drive and Little Valley Road
- Property:** R-1-12 11.5 acres
RE-20 2.52 acres
- Number of Lots:** 35
- Density:** R-1-12 2.6 dwelling units per acre
RE-20 1.98 dwelling units per acre
- Zoning:** R-1-12 and RE-20
- Adjacent zones:** This plat is surrounded by the following zones:
North – RE-20
South – R-1-12 & RE-20
East – A-1
West – R-1-12
- General Plan:** LDR (Low Density Residential)
- Applicant:** Sullivan Field LLC
- Representative:** Paul Blackmore, Blackrock

Comments:

1. Double frontage lots along Little Valley Road require 10-foot landscape strip and 6-foot high privacy wall along Little Valley Road.

ITEM 3D

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 08/11/2015

PRELIMINARY PLAT
Boulder Creek Crossing
Case No. 2015-PP-022

Request: A request to approve a preliminary plat for an eight (8) lot commercial subdivision

Location: 1450 S River Road

Property: 9.37

Number of Lots: 8

Zoning: PD-C (*at City Council August 6th*)

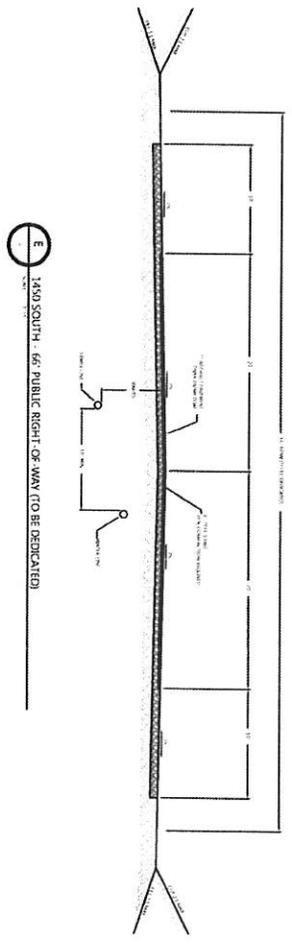
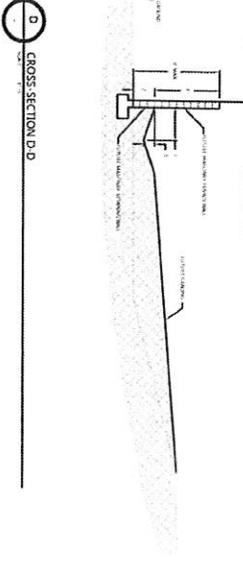
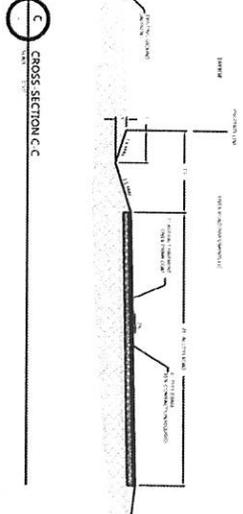
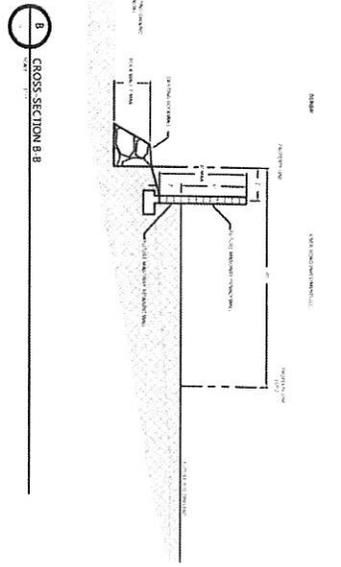
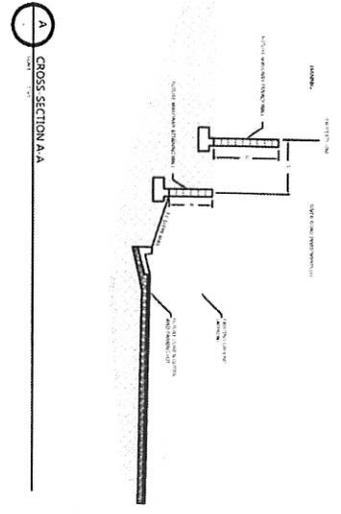
Adjacent zones: This plat is surrounded by the following zones:
North – R-1-10 (Virgin River)
South – R-1-10
East – R-1-10 & PD-C
West – R-1-10 & Open Space

General Plan: Commercial

Applicant: Rosenberg Associates

Representative: Matt Kelvington

Comments:



PROFESSIONAL ENGINEER
STATE OF UTAH
No. 12345
JANUARY 15, 2012

PROJECT NO. 1450 SOUTH
SHEET 2 OF 3

PRELIMINARY PLAT
FOR
UTILITY CONSTRUCTION & ACCESS ROAD
BOULDER CREEK CROSSING
ST. GEORGE, UTAH

ROSENBERG ASSOCIATES
CIVIL ENGINEERS AND SURVEYORS

1450 SOUTH
ST. GEORGE, UTAH
801-733-1234
WWW.ROSENBERGASSOCIATES.COM

DATE	DESCRIPTION
10/15/11	PRELIMINARY PLAT
11/15/11	REVISED PLAT
12/15/11	REVISED PLAT
01/15/12	REVISED PLAT

ITEM 4

Garage Addition

PLANNING COMMISSION AGENDA REPORT: 08/11/2015

CONDITIONAL USE PERMIT

Garage Addition - Height

Case # 2015-CUP-010

Request: Add 1,660 sq. ft. to an existing 1,516 sq. ft. garage. The height will exceed 15 ft. and requires a conditional use permit approval. The proposed roof peak height would be 21'-1" and the height to the midpoint of the roof would be approx. 18'-6".

Applicant: Mr. Jeff Eggertz.

Location: 2484 E 3760 S

Zoning: A-1 (Agricultural)

General Plan: RR (Rural Residential)

Project: The applicant is proposing to remodel and build on to an existing residential home, to add to an existing garage, and to construct a pool house. The home remodel and addition is covered by a building permit (submitted), the garage (accessory building – height) is covered by this CUP, and the pool house was administratively approved by staff.

Ordinance(s): Section 10-5-2 “Permitted Uses” . . . lists “Single-family dwellings” as a permitted use (*in the A-1 zone*).

Section 10-5-2 “Permitted Uses” states . . . that an accessory building is permitted; “accessory buildings clearly incidental to and commonly associated with the operation of permitted uses.”

Section 10-14-13 “Height Requirements – Exceptions”; 10-14-13.A - states that additional building height for buildings and structures authorized in a zoning district requires a CUP.

Section 10-14-13.D “Maximum height of an accessory building” reads “no building that is accessory to a one-family . . . shall be erected to a height of one story or fifteen feet.

Setbacks: Required

Section 10-5-5 states that the minimum required setbacks in the A-1 zone are:

Front = 25 ft.

Side = 10 ft.

Rear = 10 ft.

Proposed Garage (Per Plan)

Front = 78’ – 11” from proposed pool house (approx. 123.46 ft. to addition from residence)

Rear = 10’-1 11/16”

Side (West) = 10’-0” (Existing garage)

Side (East) = 61’-0” (to new garage addition).

Easements: There is a 10 ft. easement on the front of the lot and a 7.5 ft. easement on the sides and rear. The proposed garage addition will be outside of the easement.

Acreage: Lot 4 is 151 ft. x 271.59 ft. (41,010 sq. ft.)(0.94 acres)

Layout: See attached site plan.

Height: Requested garage height addition is approx. 18’- 6” to the midpoint of the roof.

Options:

1. Recommend denial to council.
2. Recommend approval to council as presented.
3. Recommend approval to council with specific conditions and findings.

Findings: The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
Noise only anticipated during construction - control levels to prevent disturbance of neighbors.	N/A	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
(Comply with Local, State, and Federal air quality)	N/A	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
(Contain all odors to meet city and state standards)	N/A	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.

Match colors and materials of residence		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
(During construction follow all City, State, & Federal const. req'mts)	N/A	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal laws.
	N/A	F. Traffic	1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D". 2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
Approx. 18'-6" to roof midpoint		G. Height	1. Buildings shall fit into the overall context of the surrounding area. 2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.
	N/A	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	N/A	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
Typical of other Rural Residential		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
During const. Comply with City, State, & Federal standards	N/A	K. Public Health	1. Use shall comply with all sanitation and solid waste disposal codes. 2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)

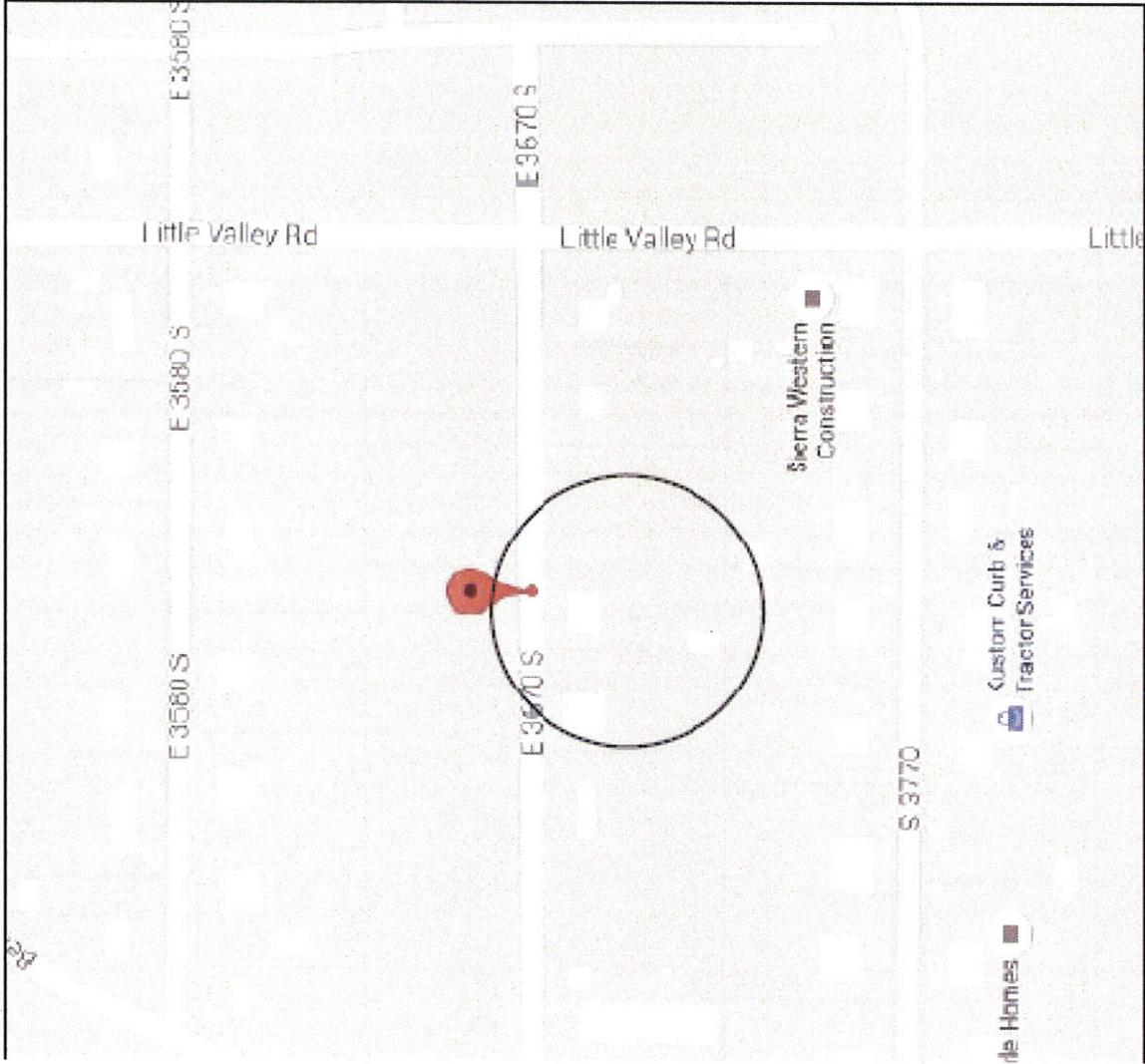
2015-CUP-010

SG-RAVE-1-4

Lot # 4 Rancho Verde Subdivision

2484 E 3760 S

(On 3760 South Street W/O Little Valley Rd)



LOT #4
RANCHO VERDE SUBDIVISION PHASE 1
ST. GEORGE, UTAH 84790

Project:

1. Remodel & Addition to existing home

(Bldg. Permit)

2. Build a new pool house with covered patio

(habitable area - staff review & approval – Case No. 2015-GH-005)

3. Addition to existing garage (CUP)*(accessory building)*

(1516 sq. ft. - Existing garage)

(1660 sq. ft. - Addition to garage)

(Height to roof midpoint is approx. 18 ½ ft.)

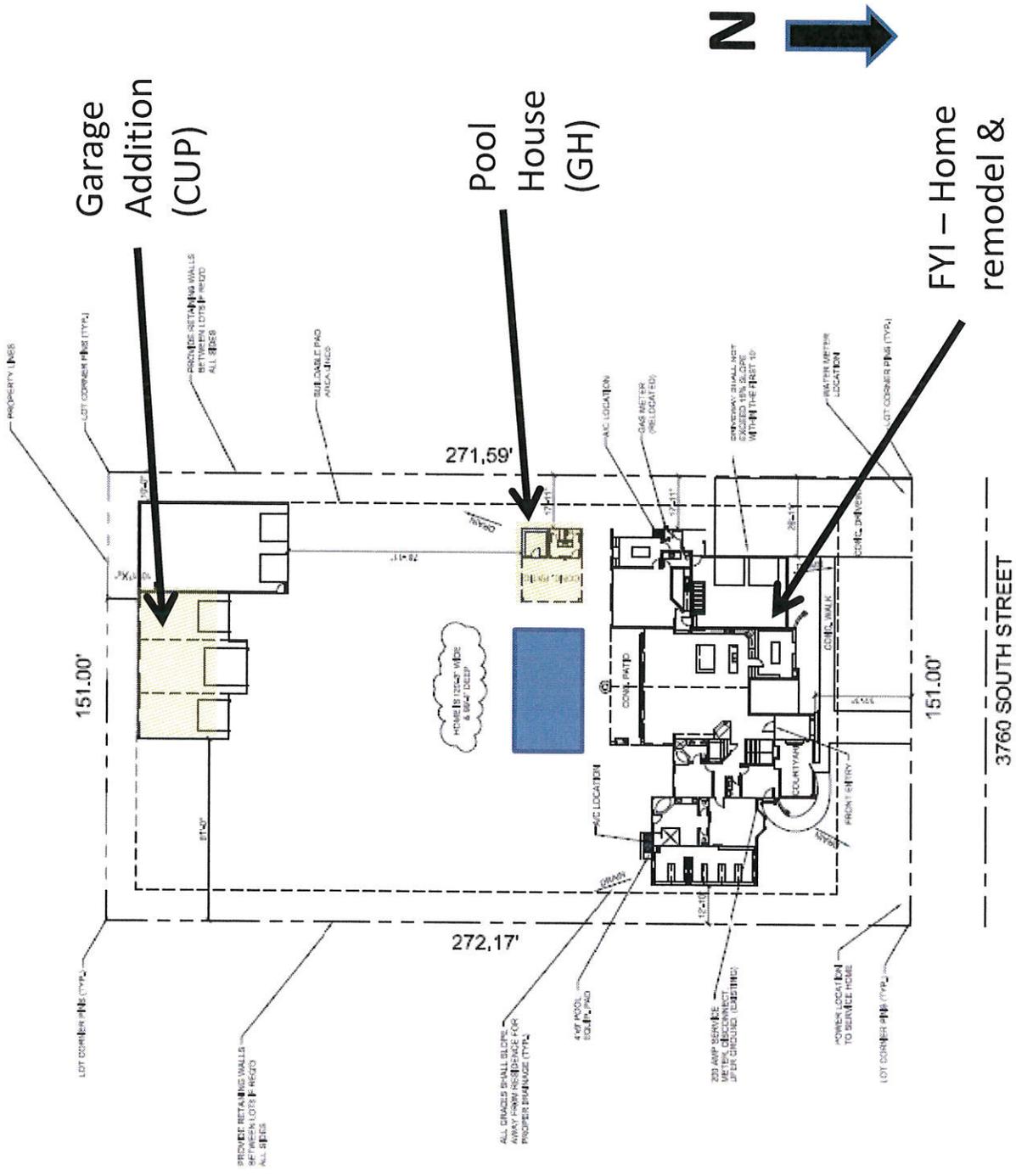






Zoning A-1





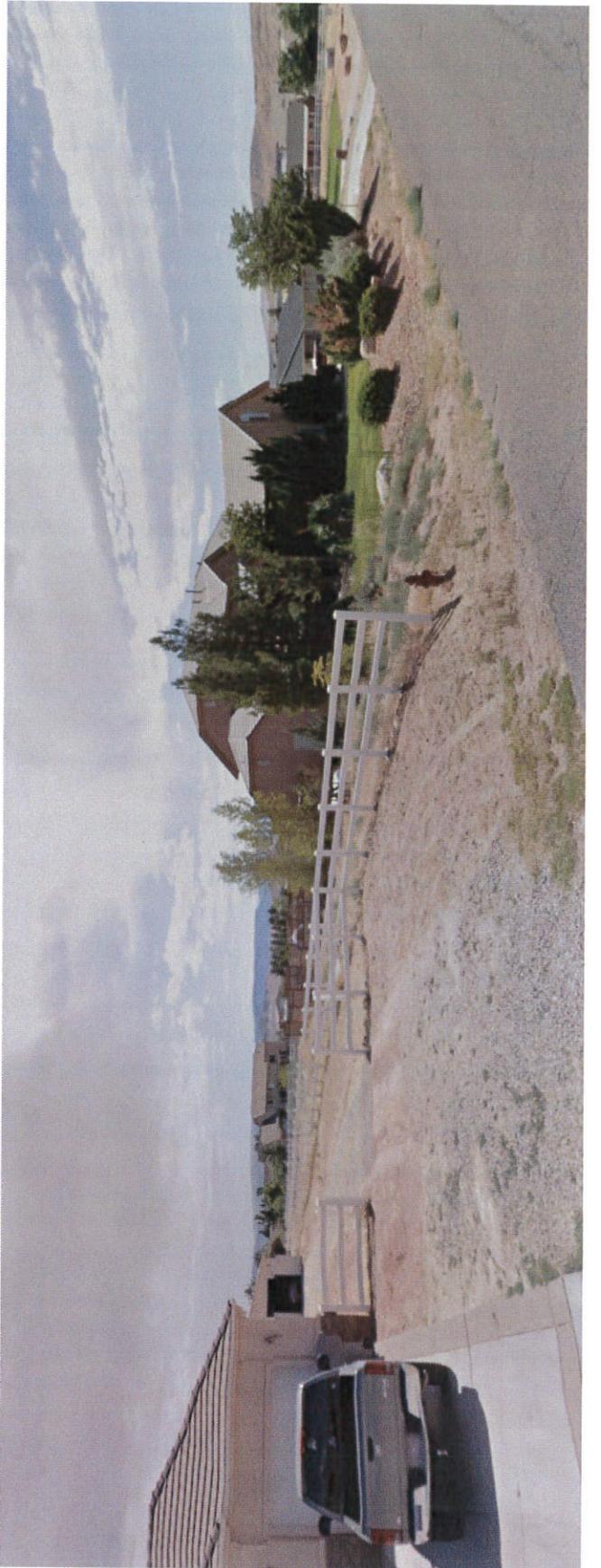
Garage Addition (CUP)

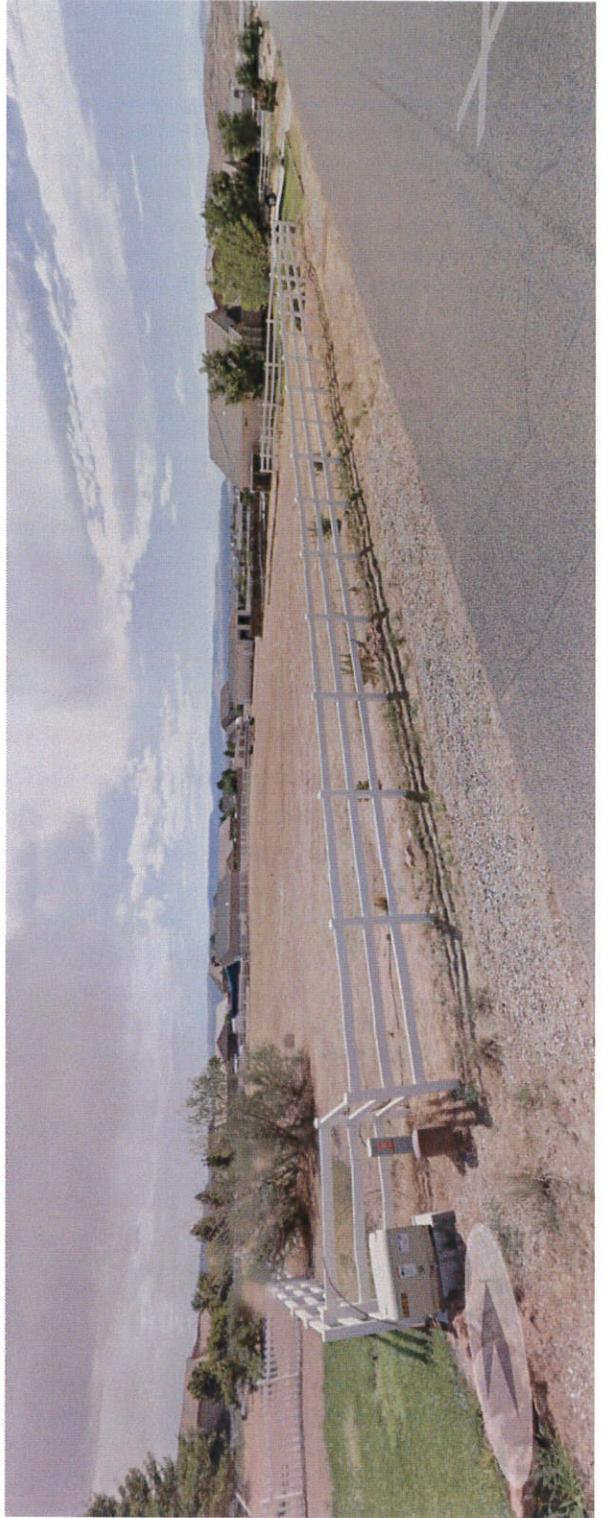
Pool House (GH)

FYI – Home remodel & addition (Bldg Permit)

3760 SOUTH STREET

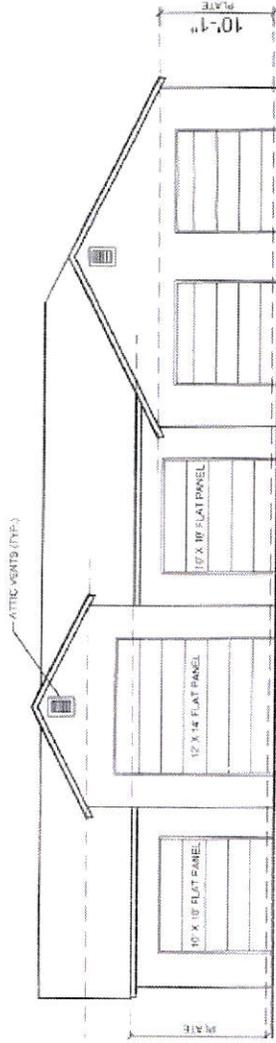
PLOT PLAN
 LEGAL DESCRIPTION
 LOT #4 RANCHO VERDE SUBDIVISION
 SCALE: 1" = 20'-0"



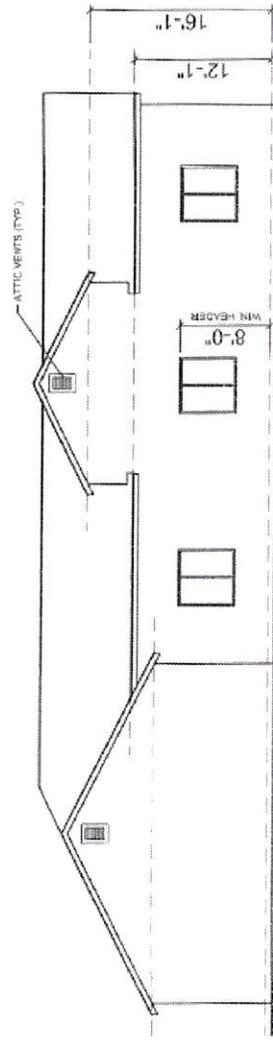


Garage Addition

(CUP)

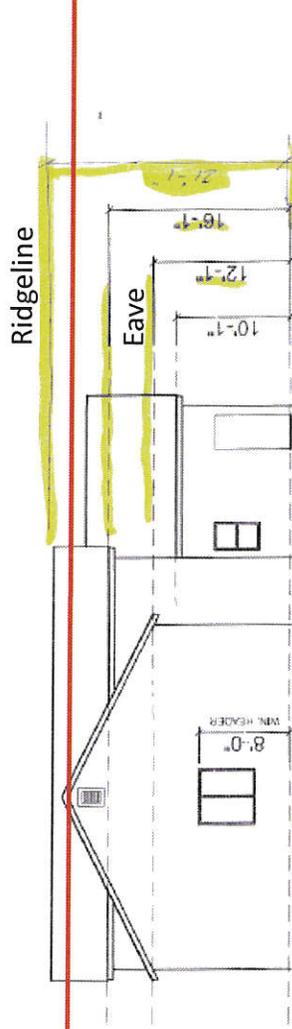


FRONT ELEVATION

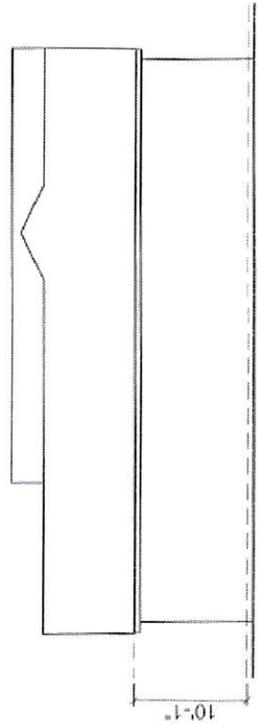


REAR ELEVATION

Midpoint of roof approx. 18 1/2 ft.



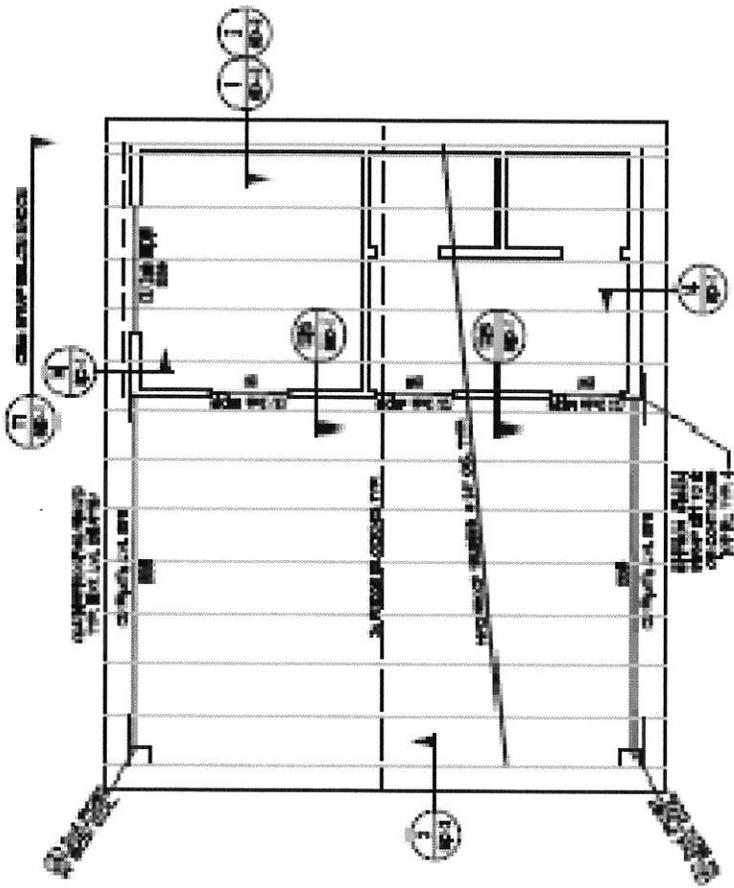
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Pool House

(Staff approval)



Pool House
Roof Framing Plan

